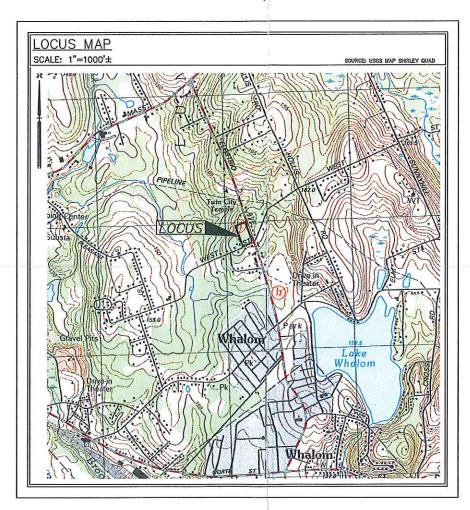
PROPOSED SELF STORAGE FACILITY SITE DEVELOPMENT PLAN

ΔΤ

270 ELECTRIC AVENUE LUNENBURG, MASSACHUSETTS

APRIL 27, 2015



WHITMAN & BINGHAM ASSOCIATES

REGISTERED ENGINEERS & LAND SURVEYORS
SIO MECHANIC STREET
LEOMINISTER, MASSACHUSETTS 01453
TELOTISALS SOLUTION OF THE STREET

RECEIVED

MAY 2 8 2015

Planning Department

	APPROVAL UNDER SITE PLAN					
	APPROVAL UNDER SITE PLAN IS REQUIRED					
	(4)					
		_				
DATE						
TOWN OF I	LUNENBURG BOARD					

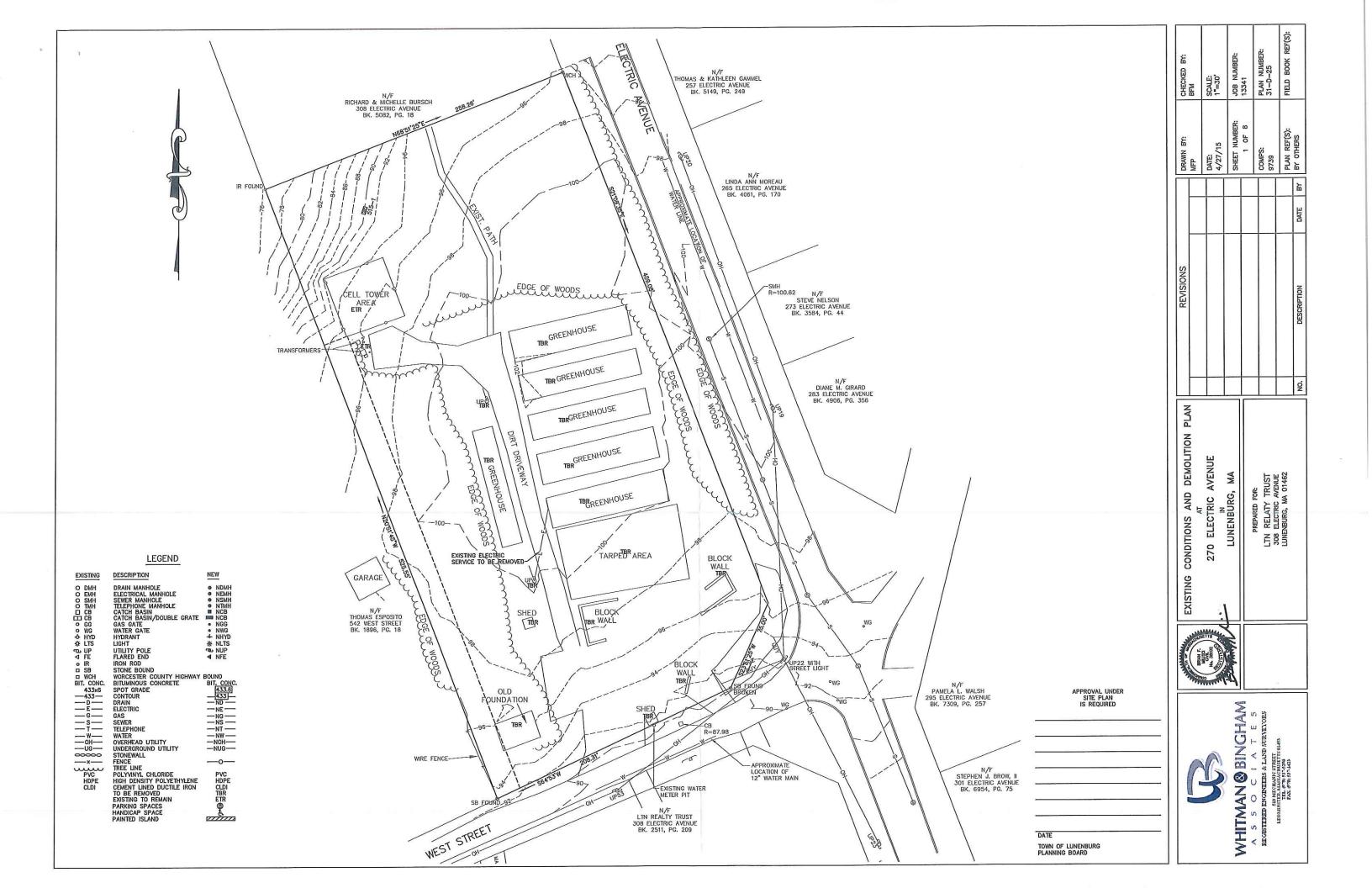
ASSESSOR'S MAP #: 93 PARCEL #: 72

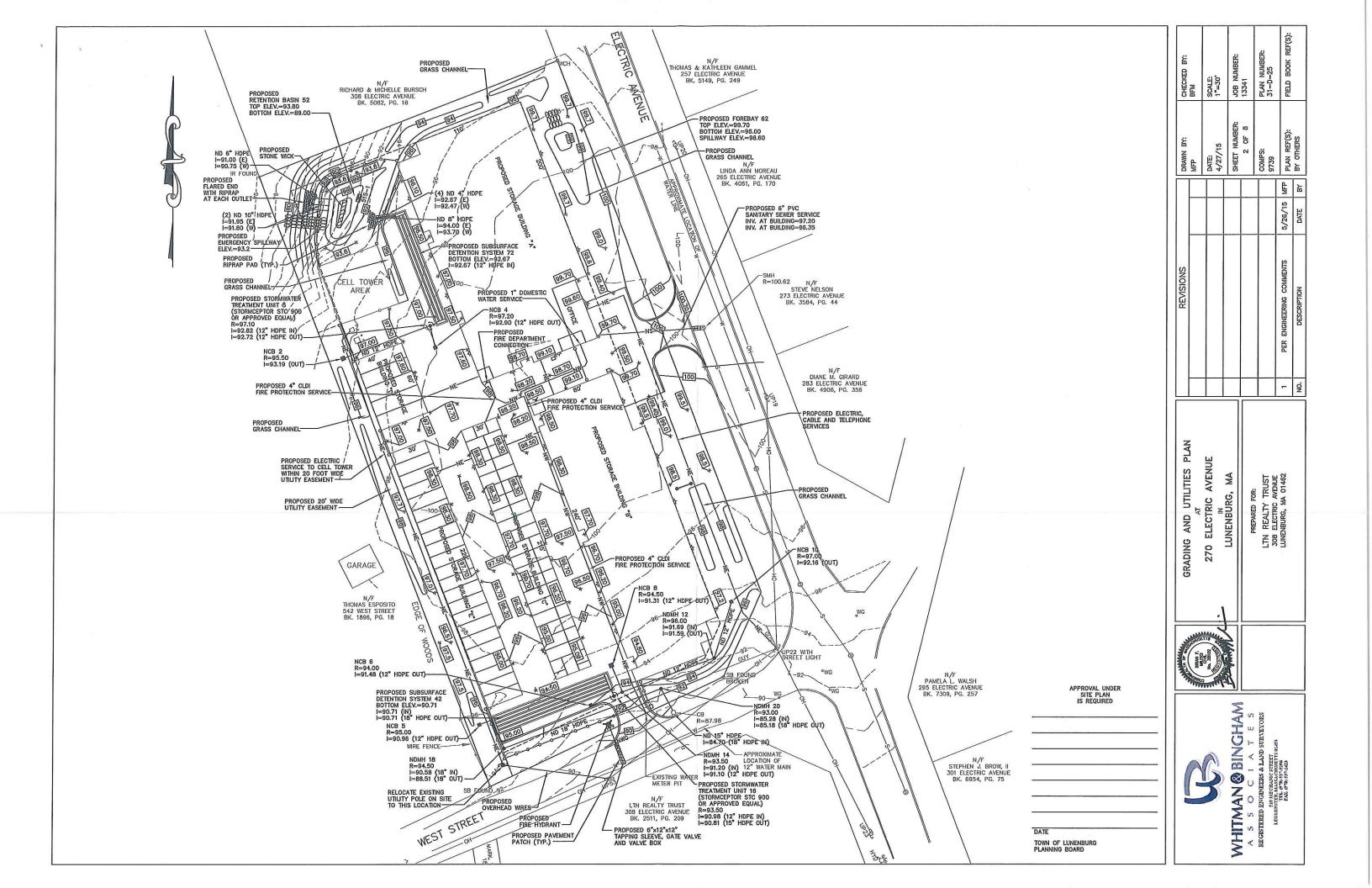
ASSESSOR'S MAP #: 93 PARCEL #: 72	
PLAN INDEX	
EXISTING CONDITIONS & DEMOLITION PLAN	
GRADING AND UTILITIES PLAN	7
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LANDSCAPE PLANS	;
CONSTRUCTION NOTES	
CONSTRUCTION DETAILS	7 – 8

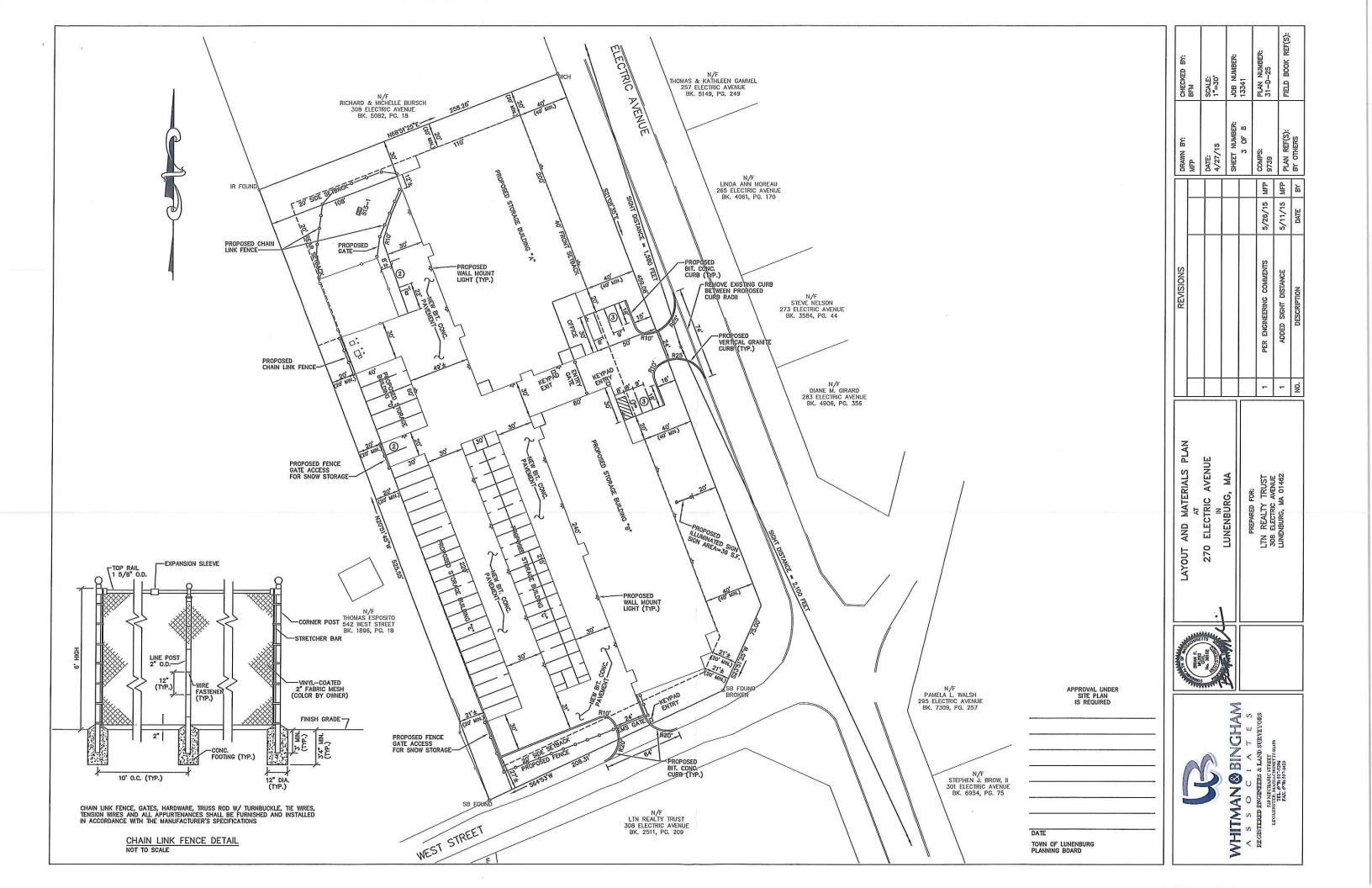
OWNER/APPLICANT LTN REALTY TRUST 308 ELECTRIC AVENUE LUNENBURG, MASSACHUSETTS 01462

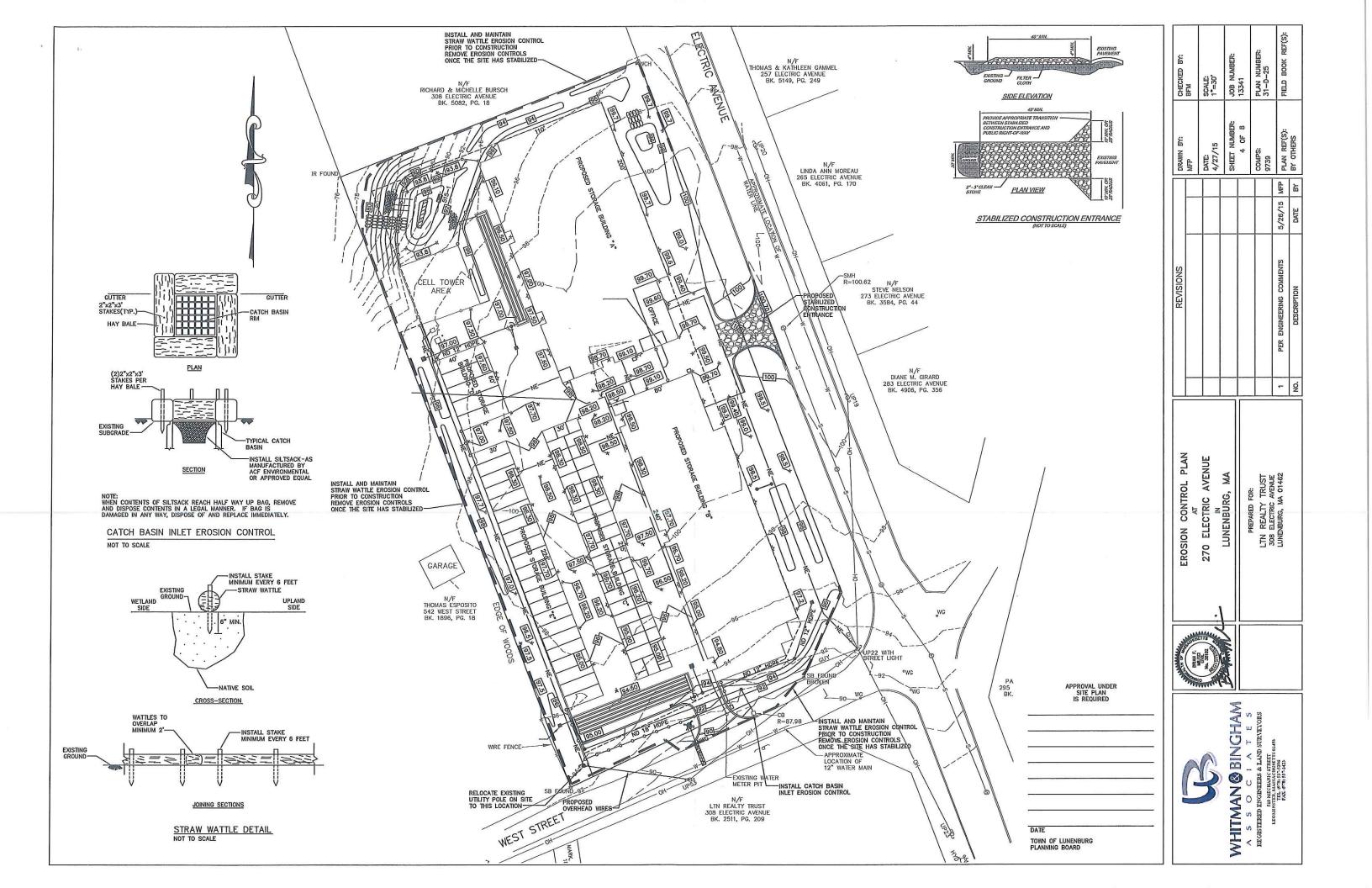
ENGINEER & SURVEYOR
WHITMAN & BINGHAM ASSOCIATES, LLC.
510 MECHANIC STREET
LEOMINSTER, MA 01453
TEL. (978) 537-5296
FAX (978) 537-1423

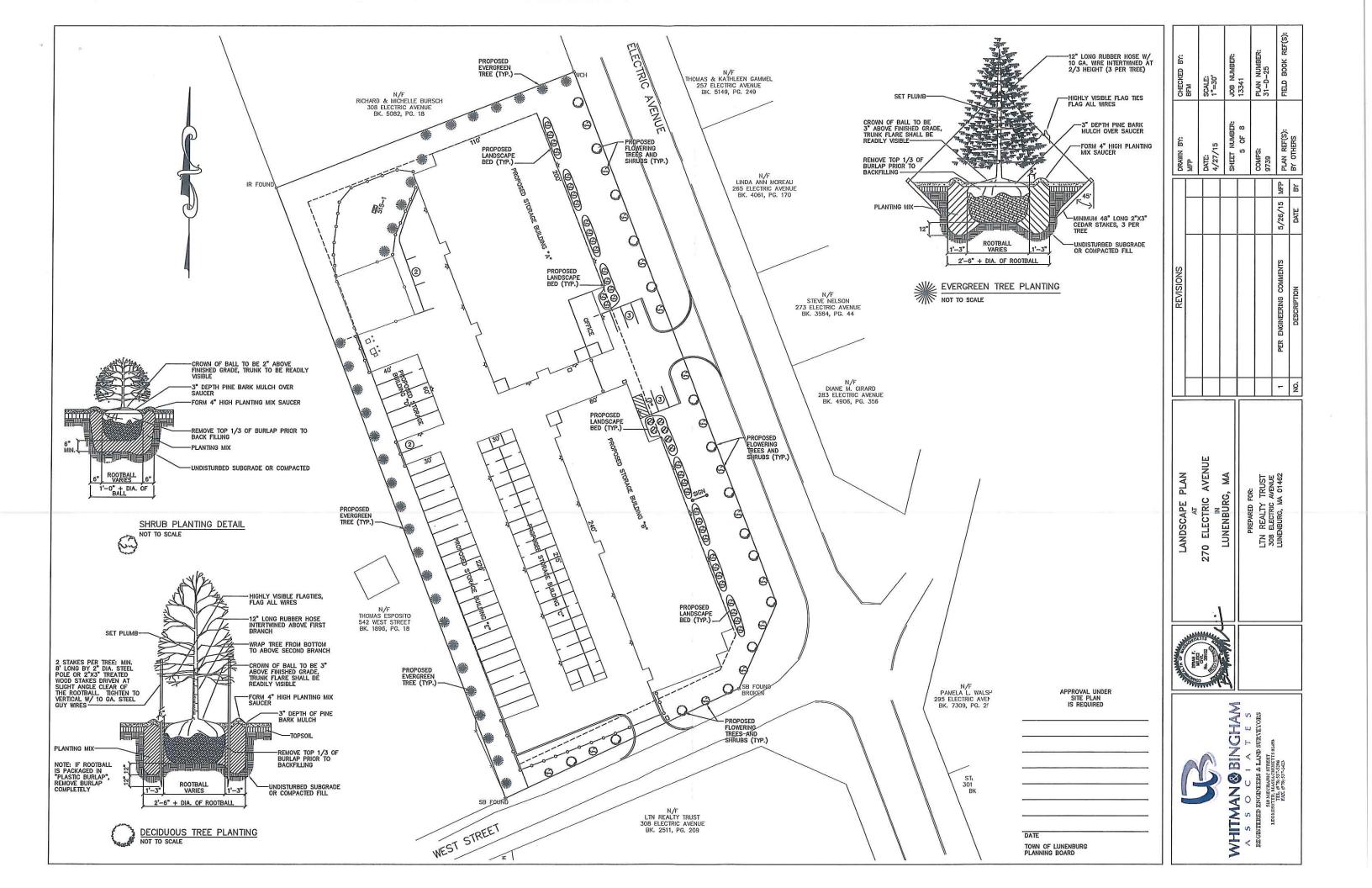
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-		Red a
1	5/26/15	SHEETS 2, 3, 4, 5, 7 & 8
NO.	DATE	DESCRIPTION











QUITCLAIM DEED

We, Thomas J. Robichaud, JR. and Elaine M. Robichaud for full consideration of \$1,000.00 paid,

CRANT TO

MICHELE T. RIORDAN AND MICHAEL F. RIORDAN of 190 Chase Road Lunenburg, Worcester County, Commonwealth of Massachusetts

WITH QUITCLAIM COVENANTS

A certain tract of land situated in Lunenburg, Worcester County, Massachusetts, and on the Easterly side of Chase Road bounded and described as follows:

Beginning at the Northwesterly corner thereof at stake on Chase Road, at land of Robichaud;

thence running South 86 degrees 33' East by said Robichaud land Two Hundred Fifty-one and 63/100 (251.63) feet, more or less, to a stake one (1) foot in back of a stone wall:

thence South 16 degrees 31' East by wall, one Hundred Eighty-five and 5/100 (185.5) feet to a stake in wall at land now or formerly of one Reida;

thence North 87 degrees 51' West by said Reida land, Three Hundred Thirteen (313) feet, more or less, to a stake at Chase Road;

thence Northerly on a slight curve with a radius of 7970 feet and by Chase Road, One Hundred Eighty (180) feet to the point of beginning.

Containing 50,651 square feet of land.

Subject to any outstanding power line easements.

Being the same premises conveyed to us by deed of Louis H. Robichaud dated August 28, 1981 and recorded with the Worcester Northern District Deeds in Book 1272 page 338.

No new boundaries are created by this instrument.

The preparer of this deed did not conduct a title exam.

Witness our hands and seals this 13 day of May, 1998.

Thomas J. Robichaud JR

Elaine M. Robichau

RETURN TO:

LUMPUBUY

O1451

98 MAY 20 AM 10: 07

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

May /3, 1998

Then personally appeared the above named Thomas J. Robichaud and acknowledged the foregoing instrument to be his free act and deed before me.

My Commission expires: 3-/5-102

COMMONWEALTH OF MASSACHUSETTS May 13, 1998

Worcester, ss

Then personally appeared the above named Elaine M. Robichaud and acknowledged the foregoing instrument to be her free act and deed before me.

DEEDS RDG 21 FITCHBURG

05/20/98

My Commission expires
MY COMMISSION EXPIRES
JUNE 19, 2003

939 AA800 10:05 EXCISE TAX

ATTEST: NO. WORC REGISTRY OF DEEDS JOHN B. Mc.LAUGHLIN, REGISTER

- 1.) PROPERTY LINES SHOWN HEREON ARE COMPILED FROM VARIOUS SOURCES WHICH INCLUDE PLANS OF RECORD AND AN ON-THE-GROUND SURVEY BY WHITMAN AND BINGHAM ASSOCIATES. LLC.
- 2.) TOPOGRAPHY SHOWN ON THESE PLANS IS THE RESULT OF AN ON-THE-GROUND TOPOGRAPHIC SURVEY PERFORMED BY WHITMAN & BINGHAM ASSOCIATES, LLC. DURING AUGUST 1999. ANY ALTERATIONS TO THE TOPOGRAPHY AFTER THIS DATE MAY NOT BE REFLECTED ON THIS PLAN. ALL ELEVATIONS REFER TO NGVD OF 1929.
- 3.) UNLESS SPECIFIED OTHERWISE, ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE MASSACHUSETTS D.P.W. SPECIFICATIONS OF HIGHWAYS AND BRIDGES AS LAST REVISED. THE TOWN OF LUNENBURG PUBLIC WORKS DEPT. AND/OR THE APPROPRIATE LOCAL AUTHORITIES.
- 4.) * * * D | G S A F E N O T E * * * IN ACCORDANCE WITH MGLCH 82, SEC. 40 INCLUDING AMENDMENTS, ALL CONTRACTORS SHALL NOTIFY UTILITY COMPANIES AND GOVERNMENT AGENCIES IN WRITING, OF THE INTENT TO EXCAVATE NO LESS THAN 72 HOURS PRIOR TO SUCH EXCAVATION (EXCLUSIVE OF SATURDAYS, SUNDAYS, AND HOLIDAYS.) OR CALL "DIG SAFE" AT 811.
- 5.) EXISTING UTILITY ELEVATIONS AND LOCATIONS SHOWN SHALL BE CONSIDERED APPROXIMATE ONLY. ALL UTILITY ELEVATIONS AND LOCATIONS MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ANY UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT, SHALL BE REPAIRED/REPLACED AS NECESSARY IF DAMAGED BY THE CONTRACTOR DURING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE DESIGN ENGINEER AS SOON AS POSSIBLE.
- 6) RELOCATION OF ANY LITHLITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE PROVISIONS OF THE APPROPRIATE UTILITY COMPANY AND/OR REGULATORY AGENCY, AT NO ADDITIONAL COST TO THE OWNER.
- 7.) ALL SLOPES UNLESS OTHERWISE SPECIFIED, SHALL BE LOAMED AND SEEDED AS SOON AS POSSIBLE FOR STABILIZATION AND TO PREVENT EROSION, SLOPES OF 2:1 AND STEEPER SHALL BE STABILIZED WITH AN EROSION CONTROL BLANKET.
- 8.) TEST PITS SHALL BE PERFORMED IN THE AREAS WHERE CROSSING EXISTING UTILITIES IS TO BE PERFORMED PRIOR TO CONSTRUCTION TO VERIFY UTILITY DEPTHS, ADDITIONAL TEST PITS IN OTHER AREAS MAY BE REQUIRED AS DIRECTED BY ENGINEER OR LOCAL APPROVING AUTHORITY, CONTRACTOR SHALL NOTIFY DESIGN ENGINEER AT TIME OF
- 9.) ADDITIONAL BENCHMARKS TO BE SET BY CONTRACTOR PRIOR TO CONSTRUCTION TO ENSURE QUALITY WORKMANSHIP.
- 10.) ANY DEVIATIONS i.e. "FIELD CHANGES" FROM THE DESIGN PLANS MUST BE APPROVED BY THE DESIGN ENGINEER IN WRITING. CONTRACTOR SHOULD BE AWARE THAT LOCAL AND STATE AUTHORITIES HAVE JURISDICTION AND APPROVALS MUST BE OBTAINED THROUGH THEIR RESPECTIVE OFFICE(S) PRIOR TO CONSTRUCTION. WHITMAN & BINCHAM ASSOCIATES, LLC. ASSUMES NO LIABILITY OR RESPONSIBILITY WHATSOEVER FOR WORK COMPLETED WITHOUT REGARD TO THE ABOVE REQUIRED "FIELD CHANGE" PROCEDURE.
- 11.) THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSURANCES THAT MAY BE REQUIRED ON THIS PROJECT. ALL ORDERS OF CONDITIONS, STREET OPENING REQUIREMENTS, AND OTHER REQUIREMENTS UNDER PERMITTING IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- 12.) THESE PLANS CONTAINED HEREIN SHALL SUPERSEDE ANY AND ALL PREVIOUS DESIGNS PREVIOUSLY PREPARED FOR THE SUBJECT SITE.
- 13.) DAILY AND PROPER MAINTENANCE OF ALL DITCHES AND EXCAVATIONS ARE REQUIRED. TEMPORARY AND PERMANENT PATCH PER SPECIFICATIONS AND THESE PLANS IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. UNDER NO CIRCUMSTANCES, ANY EXCAVATION OR DITCH SHALL BE LEFT UNCOVERED, NOT PROPERLY PATCHED, LEFT NOT MAINTAINED OR IN IMPROPER SURFACE CONDITION.
- 14.) DURING ROADWAY CONSTRUCTION BASINS SHALL BE USED AS SEDIMENTATION BASINS, EXCAVATE BASINS TO WITHIN ONE FOOT OF FINAL BOTTOM ELEVATION, DURING CONSTRUCTION THE SEDIMENTATION BASINS SHALL RECEIVE PERIODIC MAINTENANCE TO REMOVE DEPOSITED SILTS AND DEBRIS TO INSURE PROPER DRAINAGE AND SETTLING OF PARTICULATE MATTER. ONCE ROAD CONSTRUCTION IS COMPLETED THE BASIN BOTTOMS SHALL BE EXCAVATED TO FINISH BOTTOM
- 15.) ALL EXCESS MATERIALS I.E., SOIL, LEDGE, WATER, AND GENERAL DEBRIS, WILL BE REMOVED AND DISPOSED BY THE CONTRACTOR OFF SITE AT THE CONTRACTOR'S EXPENSE AND AT NO ADDITIONAL COST TO THE OWNER
- 16.) BORINGS HAVE NOT BEEN DONE TO DETERMINE THE PRESENCE OF LEDGE.

1.) ALL UNSURFACED AREAS ARE TO RECEIVE TOPSOIL, SEED, MULCH AS REQUIRED AND WATERED UNTIL A HEALTHY

2.) SEED UNLESS OTHERWISE SPECIFIED ON THE DRAWINGS, CONTRACTOR SHALL PROVIDE KENTUCKY 31 FESCUE WITH 97% PURITY AND A GERMINATION OF 90% FOR QUICK-COVER GRASSES ONLY, ANNUAL RYE GRASS WITH GERMINATION OF 90% SHALL BE USED, UNLESS NOTED OTHERWISE ON THE DRAWINGS. FOR HIGHWAY RIGHT-OF-WAY AREAS, USE D.O.T. APPROVED GRASS ONLY. SEED TO BE APPLIED AT A RATE OF 10 LBS/1000 S.F. WITH MULCH AT A RATE OF 75 LBS PER 1000 S.F. AFTER SEEDING.

ZONING F	REQUIREMEN	NTS		
COMMERC	CIAL DISTRI	CT		
DESCRIPTION	REQUIRED	PROVIDED		
MIN. LOT AREA	40,000 S.F.	130,680 S.F.		
MIN. LOT FRONTAGE	100'	742.39'		
MIN. LOT WIDTH	150'	502'		
MIN. FRONT SETBACK	40'	40'		
MIN. SIDE SETBACK	20'	20'		
MIN. REAR SETBACK	20'	20'		
MAX. BUILDING HEIGHT	55'	10'		
PARKING CAPACITY	٠	10		
PARKING SPACE SIZE STANDARD HANDICAP	9 x 18 13 x 18	9 x 18 13 x 18		
HANDICAP SPACES	1	1		

* PARKING REQUIREMENTS:

PARKING REQUIREMENT FOR OFFICE USE: 1 SPACE PER 1,000 S.F.

PARKING REQUIRED: 1,000 S.F. / 1,000 S.F. = 1 SPACE

PARKING REQUIREMENT FOR SELF-STORAGE USE: (AS REQUIRED FOR USE)

TOTAL PARKING SPACES PROVIDED = 10 SPACES

CONSTRUCTION NOTES

- 1.) CONSTRUCTION ACTIVITY MAY TAKE PLACE ONLY DURING HOURS AS SPECIFIED BY THE APPROPRIATE OFFICIAL OF THE TOWN OF LUNENBURG.
- 2.) CAUTION NOTICE TO CONTRACTOR THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE/MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS OR NOT AT NO ADDITIONAL EXPENSE TO OWNER.

- A.) ENSURE THAT AREAS TO BE FILLED ARE FREE OF STANDING WATER, FROST, FROZEN MATERIAL, TRASH, AND DEBRIS PRIOR TO FILL PLACEMENT.

 B.) PLACE FILL MATERIAL IN HORIZONTAL LAYERS NOT EXCEEDING EIGHT INCHES (8") IN LOOSE DEPTH AND COMPACT EACH LAYER AT OPTIMUM MOISTURE CONTENT OF FILL MATERIAL TO DENSITY EQUAL TO ORIGINAL ADJACENT GROUND, UNLESS SUBSEQUENT EXCAVATION FOR NEW WORK IS REQUIRED.
- C.) GRADE SURFACE TO MATCH ADJACENT GRADES AND TO PROVIDE FLOW TO SURFACE DRAINAGE STRUCTURES AFTER FILL PLACEMENT AND COMPACTION.
- D.) ROADWAY FILL SHALL BE COMPACTED IN HORIZONTAL LAYERS NOT EXCEEDING 6" IN LOOSE DEPTH AND COMPACTED TO 98% OF THE MAXIMUM DRY DENSITY (STANDARD PROCTOR).

4.) FINISH GRADING
GRADE ALL AREAS WHERE FINISH GRADE ELEVATIONS ARE INDICATED ON DRAWINGS, OTHER THAN PAVED AREAS
AND BUILDINGS, INCLUDING EXCAVATED AREAS, EILED AND TRANSITION AREAS, AND LANDSCAPED AREAS. GRADED
AREAS SHALL BE UNIFORM AND SMOOTH, FREE OF DEBRIS, OR IRREGULAR SUFFACE CHANGES. FINISHED SUB
GRADE SURFACE SHALL NOT BE MORE THAN 0.10 FEET ABOVE OR BELOW ESTABLISHED FINISHED SUB GRADE
ELEVATIONS, AND ALL GROUND SURFACES SHALL VARY UNIFORMLY BETWEEN INDICATED ELEVATIONS. FINISH
DITCHES SHALL BE GRADED TO ALLOW FOR PROPER DRAINAGE WITHOUT PONDING AND IN A MANNER THAT WILL
MINIMIZE EROSION POTENTIAL.

- 5.) THE CONTRACTOR IS RESPONSIBLE FOR GENERAL CLEANUP OF THE PROJECT ON A DAILY BASIS AND AT THE COMPLETION OF THE PROJECT, OPEN TRENCHES, DITCHES, EXCAVATIONS, ETC. SHALL NOT BE PERMITTED TO BE LEFT OPEN OVERNIGHT. CONTRACTOR WILL BACK FILL OR UTILIZED SUITABLE STEEL PLATES FOR THE SECURING OF THE PROJECT SITE PRIOR TO CEASING WORK IN THAT PARTICULAR SECTION OF THE PROJECT.
- 6.) APPROPRIATE TRAFFIC CONTROL I.e. SIGNAGE, BARRICADES, AND OTHER MEANS WILL BE SUPPLIED BY THE CONTRACTOR AND ACCORDING TO ALL FEDERAL, STATE AND LOCAL AGENCIES AT NO ADDITIONAL COST TO OWNER.
- 7.) UNDER NO CIRCUMSTANCES WILL ANY UTILITY, STRUCTURE, OR REPAIR BE BACK FILLED UNLESS INSPECTED AND APPROVED BY THE TOWN OF LUNENBURG OR ITS DESIGNATE. THIS WILL NOT RELEASE THE CONTRACTOR FROM ANY RESPONSIBILITY OR LIABILITY AS A RESULT OF PERFORMANCE TESTS THAT ARE REQUIRED AS PART OF THIS
- B.) DUE TO THE POSSIBILITY OF DEEP TRENCHES, PROPER SHORING AND/OR THE USE OF TRENCH BOXES SHALL BE UTILIZED AS DIRECTED BY LOCAL, STATE, AND/OR FEDERAL REGULATORY AGENCIES TO PROVIDE FOR A SAFE
- 9.) ALL UTILITIES SHOWN OR NOT SHOWN ON THE PLAN(S) WHICH ARE DISTURBED DURING CONSTRUCTION SHALL BE REPAIRED / REPLACED OR MOVED AS REQUIRED BY THE THE CONTRACTOR (SEE SITE WORK NOTE #2 AND GENERAL NOTE #5), AT NO ADDITIONAL COST TO THE OWNER.
- 10.) ALL DRAINAGE PIPE SHALL BE CORRUGATED EXTERIOR, SMOOTH INTERIOR HIGH DENSITY POLYETHYLENE (HDPE).

- USE OF EXPLOSIVES

 A, COMPLY WITH ALL LAWS, RULES, AND REGULATIONS OF FEDERAL, STATE, AND LOCAL AUTHORITIES AND INSURER WHICH GOVERN STORAGE, USE, MANUFACTURE, SALE, HANDLING, TRANSPORTATION, LICENSING, OR OTHER DISPOSITION OF EXPLOSIVES. TAKE SPECIAL PRECAUTIONS FOR PROPER USE OF EXPLOSIVES TO PREVENT HARM TO HUMAN LIFE AND DAMAGE TO SURFACE STRUCTURES, ALL UTILITY LINES, OR OTHER SUBSURFACE STRUCTURES. DO NO CONDUCT BLASTING OPERATIONS UNTIL PERSONS IN VICINITY HAVE HAD AMPLE NOTICE AND HAVE REACHED POSITIONS OF SAFETY.
- B) BLASTING OF ANY ROCK SHALL REQUIRE APPROPRIATE APPROVALS FROM THE TOWN OF LUNENBURG FIRE DEPARTMENT, PLANNING BOARD, BUILDING INSPECTOR AND/OR OTHER AGENCIES, PRIOR TO COMMENCEMENT OF WORK, FIRE DEPARTMENT MUST BE NOTIFIED AT LEAST 48 HOURS PRIOR TO BLASTING.
- AT THE DISCRETION OF THE FIRE DEPARTMENT, BLASTING MAY NEED TO BE MONITORED WITH A INDEPENDENTLY SUPERVISED SEISMOGRAPH.
 ALL BLASTED ROCK OR OTHER EXCESS MATERIALS WILL BE REMOVED DISPOSED OF PROPERLY EITHER
 OFF-SITE OR ON-SITE, AT NO ADDITIONAL COST TO THE OWNER.

- A.) PROVIDE PROTECTION NECESSARY TO PREVENT DAMAGE TO EXISTING IMPROVEMENTS, TREES OR VEGETATION.
- B.) PROTECT IMPROVEMENTS ON ADJOINING PROPERTIES AND ON OWNER'S PROPERTY.
- C.) RESTORE DAMAGED IMPROVEMENTS TO ORIGINAL CONDITION AS ACCEPTABLE TO PARTIES HAVING
- D.) CONDUCT OPERATIONS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS, AND OTHER ADJACENT OCCUPIED OR USED FACILITIES. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS, OR OTHER OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM AUTHORITIES HAVING JURISDICTION. STREETS AND ROADWAYS SHALL BE THOROUGHLY CLEANED AND/OR SWEPT ON A DAILY BASIS OR MORE FREQUENTLY AS REQUIRED BY THE GOVERNING AUTHORITY.
- 13.) ALL TOPSOIL SHALL BE STOCKPILED ON SITE IN THE DESIGNATED STOCKPILE AREA PRIOR TO BEING RE-USED ON THE SITE.
- 14.) THIS PROJECT IS LOCATED WITHIN AN AREA OF CRITICAL ENVIRONMENTAL CONCERN (ACEC) CALLED PETAPAWAG. THE STORMWATER DRAINAGE SYSTEM HAS BEEN DESIGNED TO TREAT THE REQUIRED WATER QUALITY VOLUME (1 INCH OF RUNOFF) FOR A CRITICAL AREA.

- 1. DEED REFERENCES: LTN REALTY TRUST, BOOK 2511, PAGE 210
- 2. THE SUBJECT PREMISES IS GRAPHICALLY SITUATED IN THE COMMERCIAL ZONING DISTRICT WITH THE FOLLOWING MINIMUM DIMENSIONAL REQUIREMENTS:

MINIMUM LOT AREA: 40,000 S.F. MINIMUM LOT FRONTAGE/WIDTH: 150 FT. MINIMUM FRONT SETBACK: 40 FT 20 FT. MINIMUM SIDE SETBACK:

REFER TO ZONING BLOCK BELOW.

- 3. THE SUBJECT PREMISES IS NOT GRAPHICALLY SITUATED IN THE 100-YEAR FLOOD HAZARD ZONE PER FLOOD INSURANCE RATE MAP 250315 0004B DATED JUNE 15,
- 4. TOPOGRAPHY SHOWN HEREON IS THE RESULT OF AN ON THE GROUND DATA ACCUMULATION SURVEY PERFORMED BY WHITMAN & BINGHAM ASSOCIATES, LLC. IN AUGUST 1999. ANY CHANGES AFTER THIS DATE MAY NOT BE REFLECTED ON THIS PLAN. TOPOGRAPHY SHOWN IS ON AN ASSUMED DATUM.

CEMERAL EROSION CONTROL NOTES 1. THE STE PLAN DEPICTS THE REQUIRED SOIL EROSION CONTROL MEASURES THE SITE SUBCONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE CONSTRUCTION SITE IN SUCH A MAINTER THAT! A. SOIL EROSION IS KEY? TO A MAINTEN, THAT! B. NO SEDIMENT LEAVES THE CONSTRUCTION SITE PROPERTY. C. ALL POSSIBLE MEASURES ARE EMPLOYED TO PREVENT SEDIMENT FROM ENTERING DRAMAGE COURSES EVEN BEYOND THE DETAILS SHOWN ON THIS PLAN IF RECESSARY.

- 2. THE SITE SUBCONTRACTOR IS RESPONSIBLE FOR ALL SILTATION RESULTING FROM EROSION OR SEDIMENTATION FROM THE SITE TO SURROUNDING PROPERTIES OR WATER BODIES DURING CONSTRUCTION AS A RESULT OF THIS PROJECT.
- 3. LOAM AND SEED ALL DISTURBED AREAS AT THE EARLIEST TIME POSSIBLE, USE WINTER SEED RATES AND SPECIFICATIONS IF APPROPRIATE
- 4. INSPECT SOIL EROSION MEASURES WEEKLY AND AFTER SIGNIFICANT STORM EVENTS, MAKE ALL NECESSARY REPAIRS TO FACILITIES AS SOON AS POSSIBLE BUT NO LONGER THAN TWO DAYS, CLEAN AND RESET SILT FENCES WHICH ACCUMULATE SEDIMENT AND OTHER DEBRIS,
- 5. PROTECT AND STABILIZE ALL AREAS NOT SCHEDULED FOR EROSION, PREVENTION OR STABILIZATION, BUT THAT SHOW SIGNS OF EROSION.
- 8. TEMPORARILY SEED, WITHIN 7 DAYS, ANY AREA WHICH WILL BE LEFT UNDISTURBED FOR MORE THAN 14 DAYS WITH TEMPORARY SEED MIX. PERMANENTLY SEED MAY AREA WHICH CAN BE LOAMED AS SOON AS POSSIBLE WITH PERMANENT SEED MIX LISTED BELOW. BO NOT USE PERMANENT SEED MIX AFTER SEPTEMBER 3.
- 7. FOLLOW SILT FENCE MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS FOR INSTALLATION OF SILT FENCE, SECURE ENTIRE BOTTOM OF FENCE ENTIRE BOTTOM OF FENCE IN A TRENCH, REFER TO SILT FENCE DETAILS.

CONSTRUCTION SEQUENCE AND EROSON CONTROL. 1. CONSTRUCTION FABRIC SILTATION FENCE ADJACENT TO WETLANDS AND AS DEPICTED.

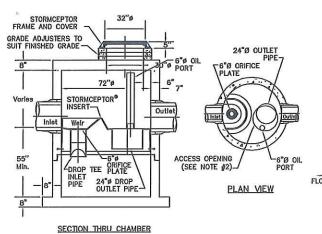
- 2. CLEAR AND GRUB TO LIMITS OF CUT AND FILL.
- 3. CONSTRUCT AND STABILIZE PERIMETER SLOPES AND TREATMENT SWALES.
- 5. THE SITE SUBCONTRACTOR SHALL MAINTAIN SEDMENTATION AND EROSION CONTROL DEVICES THROUGHOUT THE PROJECT SITE FOR THE DURATION OF THE CONSTRUCTION.
- 6. ALL SLOPES GREATER THAN 3:1 SHALL BE SEEDED AND MULCHED WITHIN 72 HOURS OF THEIR COMPLETION.
- 7. ALL SWALES AND DITCHES WITH SLOPES EXCEEDING 5% SHALL BE TREATED WITH JUTE MATTING.
- 8. Construct paved areas & all side slopes areas shall be stabilized immediately after grading. Begin temporary and Permanent seeding and mulching, all cut and fill slopes shall be seeded and mulched mimediately after their construction. 9. CONSTRUCT TEMPORARY DIVERSION CHANNELS AS REQUIRED.
- 10. CONSTRUCT TEMPORARY BERMS, DRAINAGE DITCHES, SILT FENCES, SEDIMENT TRAPS, ETC. MULCH AND SEED AS REQUIRED.
- 11. INSPECT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES DAILY.
- 12. COMPLETE PERMANENT SEEDING AND LANDSCAPING.
- 13 REMOVE TEMPORARY CONTROL MEASURES WHEN 75% VEGETATION OR COMPLETE STABILIZATION IS ESTABLISHED AND PERMANENT EROSION AND SEDIMENT FACILITIES ARE INSTALLED AND ACCOMPLISH FINAL CLEAN UP.
- 14. ALL DISTURBED AREAS SHALL BE STABILIZED WITH GRASS OR MULCH.
- 15. THE LENGTH OF TIME AN AREA CAN BE DISTURBED AND UNSTABILIZED IS 45 DAYS 16. ALL DITCHES AND SWALES TO STABILIZED PRIOR TO DIRECTING RUN-OFF TO THEM.

DATE: 4/27/15 AVENUE NOTES FOR: TRUST AVENUE (A 01462 IN ENBURG, CONSTRUCTION AT ELECTRIC REALTY
ELECTRIC
ENBURG, MA E 8 5 270

8 WHITMAN A S S C C REGISTERED ENGINEER

BINGHAM

DATE TOWN OF LUNENBURG



NOTES:

- 1. THE USE OF FLEXIBLE CONNECTION IS RECOMMENDED AT THE INLET AND OUTLET WHERE APPLICABLE.

 2. THE COVER SHOULD BE POSITIONED OVER THE OUTLET DROP PIPE AND THE OIL PORT.

 3. THE STORMCEPTOR SYSTEM IS PROTECTED BY ONE OR MORE OF THE FOLLOWING U.S. PATENTS: #4985149, #5498331, #5725760, #5753115, #5849181, #6068765, #6371690.
- 4. CONTACT A CONCRETE PIPE DIVISION REPRESENTATIVE FOR FURTHER DETAILS NOT LISTED ON THIS DRAWING.

STC 900 PRECAST CONCRETE STORMCEPTOR

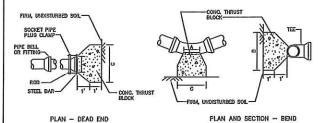
- 1. PROVIDE CONCRETE THRUST BLOCKS AT ALL BENDS, DEAD ENDS & TEES UNIESS OTHERWISE DIRECTED. CONCRETE FOR ALL THRUST BLOCKS SHALL BE PLACED AGAINST FIRM, UNDISURBED SOIL. PROVIDE APPROVED ANOHOR HARNESS RODS & SOCKET CLAMPS AS SPECIFIED & IN ACCORDANCE WITH PIPE MANUFACTURERS RECOMMENDATIONS WHERE SOIL HAS BEED DISTURBED OR THRUST BLOCKS CANNOT BE USED, AS DIRECTED BY THE ARCHITECT.

 ALL SOCKET CLAMP METAL SHALL BE COATED WITH BLACK ASPHALTUM OR OTHER WATER DEPARTMENT APPROVED COATINGS.

 CONCRETE THRUST BLOCKS POURED BEHIND 3—WAY TEE & HYDRANT SHOE TO BE USED WITH SOCKET CLAMPS.

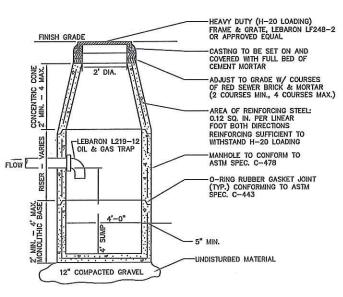
 NO CONCRETE SHALL COVER PIPE JOINTS, FITTING JOINTS, BOLTS OR HYDRANT DRAINS.

		TI	HRU	ST	BLO	OCK	SC	CHE	DUL	E					
		SIZ	ZE O	F PI	PE P	ROD	UCIN	G TI	IRUS	T					
FITTING	12"		10"		8°		6"			4"					
FITTING	A	В	C	A	В	C	٨	В	С	٨	B	C	٨	В	C
22-1/2" BEND	1'-0"	2'-0"	2'-0°	1'-0"	2'-0"	2'-0"	1'-0"	2'-0"	2'-0"	1'-0"	2'-0"	2'-0"	1'-0"	2'-0"	2'-0"
45" BEND	1'-0"	3'-0"	3'-0°	1'-0"	2'-0"	2'-0"	1'-0"	2'-0"	2'-0"	1'-0"	2'-0°	2'-0°	1'-0"	2'-0"	2'-0"
BO, BEND	1'-0"	4'-0"	4'-0"	1'-0"	4'-0"	4'-0"	1'-0"	2,-0,	3'-0"	1"-0"	2,~0,,	3'-0"	1'-0"	2'-0"	2'-0"
12"x12"x4", 10"x10"x4", 6"x6"x4", 6"x6"x4", 4"x4"x4" TEES	1'-0"	4'-0°	4'-0"	1'-0"	3'-0"	2'-0"	1'-0"	3'-0"	3'-0"	1'-0"	2'-0"	2,-0,	1'-0"	2'-0"	2'-0"
12"x12"x5", 10"x10"x6", 5"x8"x6", 6"x8"x6" TEES	1'-6"	4'-0"	4'-0"	1'-8"	3'-0"	3'-0"	1'-6"	3'-0°	3'-0"	1'-6"	2'-0"	2'-0"	-	-	-
12"x12"x6", 10"x10"x6", 6"x6"x6" TEES	1'-5"	4'-0"	4'-0"	1'-8"	3'-0"	3'-0"	1"-6"	3'-0"	3'-0"	-	-	-	=	-	-
12"x12"x10", 10"x10"x10" TEES	2'-0"	4'-0"	4'-0"	2'-0"	3'-0"	3'-0"	-	-	-	-	-	-	-	_	-
12"x12"x12" TEES	2'-0"	4'-0"	4'-0"	-	-	-	-	-	-	-	-	-	-	-	-
PLUGS	2'-0"	4'-0"	4'-0"	2'-0"	3"-0"	3'-0"	1'-8"	3'-0°	3'-0"	1'-8"	2'-0"	2'-0"	1'-0"	2'-0"	2'-0°
HYDRANTS	2'-0"	4'-0"	4'-0"	2'-0"	4'-0"	4'-0"	1'-6"	3'-0°	3'-0°	1'-8"	2,-0,	3'-0"	1'-0"	2'-0"	2'-0"



TYPICAL CONCRETE THRUST BLOCK DETAILS

NOT TO SCALE



PRECAST CATCH BASIN

NOT TO SCALE

PLAN

LEBARON L219

DIA.

6" COMPACTED GRAVEL

SECTION

12"

PRECAST REINFORCED CONCRETE CATCH BASIN WITH DOUBLE GRATE

0.12 SQ. IN. PER LINEAR FOOT BOTH DIRECTIONS REINFORCING SUFFICIENT TO WITHSTAND H-20 LOADING - MANHOLE TO CONFORM TO ASTM SPEC. C-478

-RING RUBBER GASKET JOINT

(TYP.) CONFORMING TO ASTM SPEC. C-443

- 3/4" WASHED STONE AROUND EXTERIOR CIRCUMFERENCE OF

DRAIN MANHOLE ONLY

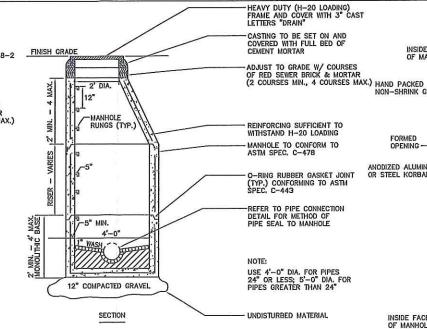
UNDISTURBED MATERIAL

OUTLET PIPE

PRECAST CONCRETE TOP SLAB SECTION -

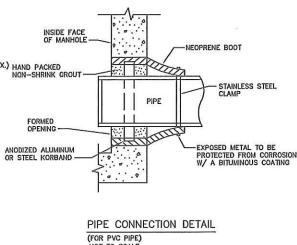
FLOW &

NOT TO SCALE

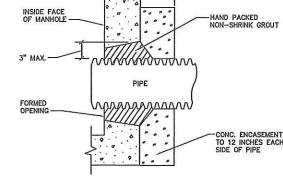


PRECAST DRAIN MANHOLE

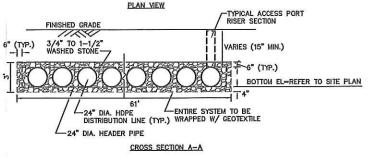
NOT TO SCALE



MIN.



TOWN OF LUNENBURG PLANNING BOARD



SUBSURFACE DETENTION SYSTEM HIGH DENSITY POLYETHYLENE (HDPE) PIPE NOT TO SCALE

#

DETAILS

CONSTRUCTION D

AVENUE

LUNENBURG,

PREPARED F REALTY : ELECTRIC / ENBURG, MA

388 188 188

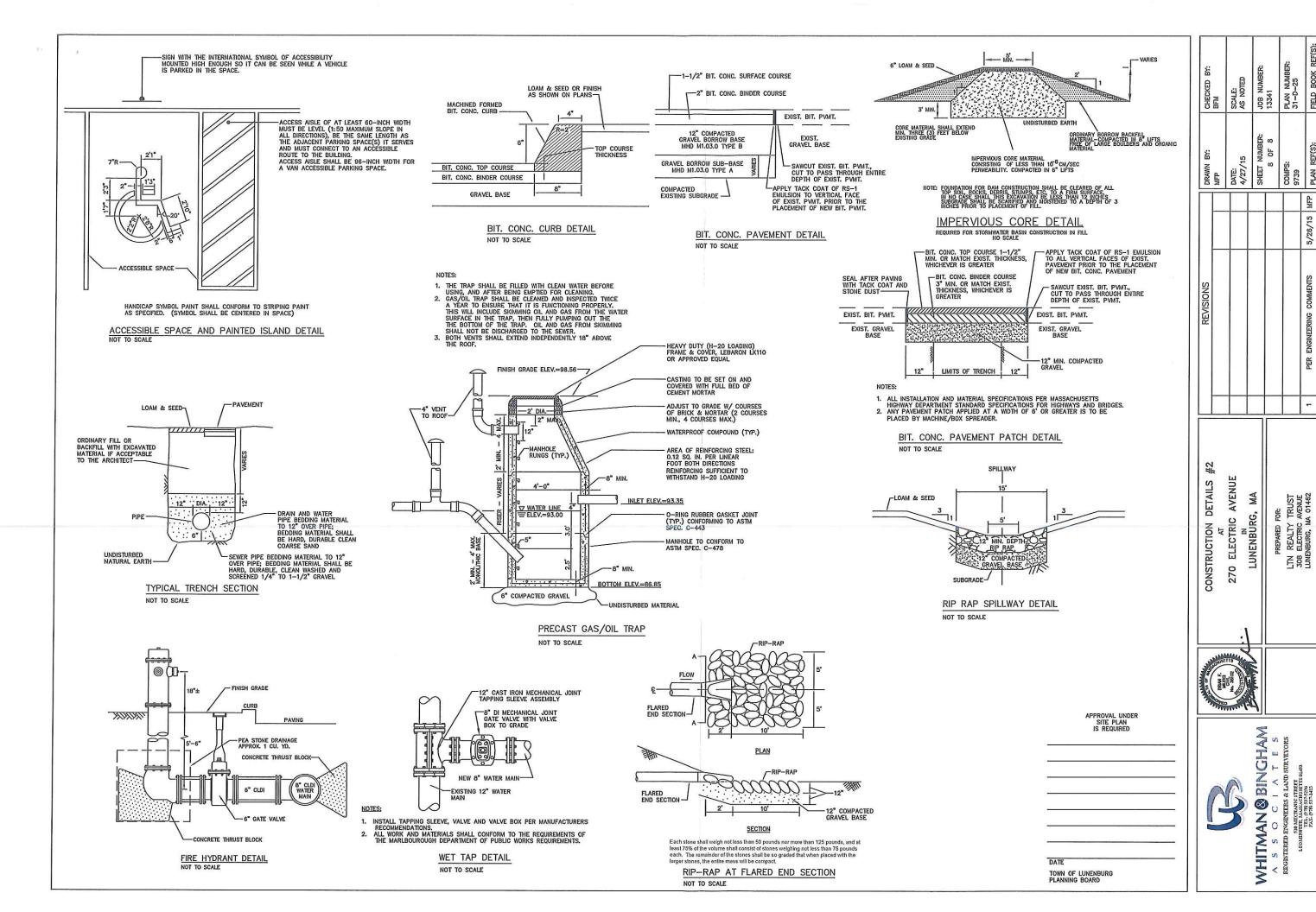
SCALE: AS NOTED

JOB NUI

WHITMAN & BINGHAM

PRECAST CONCRETE
TOP SLAB TO CONFORM TO
ASTM SPEC. C-478, INSTALL
OPENING TO ACCOMADATE TWO HEAVY DUTY (H=20 LOADING)
THREE FLANGE FRAMES & GRATES, MARAFI 140N FILTER FABRIC—
LEBARON LK120 OR APPROVED
EQUAL TO 1" CRUSHED STONE -HEAVY DUTY (H-20 LOADING)
THREE FLANGE FRAME & GRATE,
LEBARON LF 248-2 OR APPROVED PIPE CONNECTION DETAIL NATURAL EARTH NOT TO SCALE STONE WICK DETAIL NOT TO SCALE - Casting to be set on and covered with 1° bed of cement mortar to tilt frame HEADER PIPE PREFABRICATED -ADJUST TO GRADE W/ COURSES OF RED SEWER BRICK & MORTAR (2 COURSES MIN., 4 COURSES MAX.) LINES AND END PLATES (TYP.) OUTLET PIPES INLET PIPE 9 ACCESS PORT ACCESS POR 1' SEPARATION (TYP.) APPROVAL UNDER PLAN VIEW IS REQUIRED

-BOTTOM OF BASIN



FIELD

5/26/15